

**NOTICE OF DIRECTOR'S DECISION
DESIGN REVIEW TYPE II**

DECISION DATE: October 13, 2004

TO: All Interested Parties

FROM: Jeff Caines, Assistant Planner

PROPOSAL: Cornell Professional Office Remodel

LOCATION: 2155 NW 173rd Avenue
Map #1N1-30DC Lot #500

SUMMARY: The applicant is proposing to remodel the existing building located at the above referenced site. The remodel will include the expansion of the floor area by 3,194 square feet for a total of 9, 491 square feet. The remodel will update the exterior by breaking up the long linear form with vertical elements and offsets. New windows will be installed and a second main entrance will be created near the southeast corner of the building. The floor area will be added in the area currently contained within the former vehicle inspection area and paved area. The overall parking, vehicle access and circulation are proposed to remain unchanged from its current state. For specific changes please refer to the file located at the Development Services Division, 2nd Floor, Beaverton City Hall.

APPLICANT'S
REPRESENTATIVE: Siegal Planning Services, LLC.
Attn: Scot Siegel, AICP
16067 SW Boones Ferry Road
Lake Oswego, OR 97035

APPLICANT: Cornell Professional Office, LLC
Attn: Habib Matin
820 SW 173rd Avenue
Beaverton, OR 97006

RECOMMENDATIONS: **DR2004-0099 (Cornell Professional Office Building): Approval** subject to conditions identified at the end of this report.

VICINITY MAP

BACKGROUND FACTS

Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision</u>	<u>240-Day*</u>
DR2004-0099	July 19, 2004	September 1, 2004	December 30, 2004	April 29, 2005

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	Office Commercial (OC)	
Current Development	The site is currently developed with an office building. The building was formerly used for an insurance agency to inspect vehicles. The building is proposed to be converted into medical office use.	
Site Size	Approximately 0.97 acres	
NAC	Five Oaks	
Comprehensive Plan	<p><u>Land Use:</u> Corridor (COR)</p> <p><u>Street Functional Classification Plan:</u> NW Cornell Road is designated as an “Arterial” street. NW 173rd Avenue is designated as a “Future Arterial” street. NW Corridor Court is classified as a neighborhood route.</p> <p><u>Street Improvement Master Plan:</u> The Transportation System Plan Street Improvement Master Plan does show a future road improvement for NW 173rd Avenue. The Plan shows a three lane road extension going through the entire site. There is no timeframe when this improvement may take place.</p> <p><u>Bicycle Master Plan and Action Plan:</u> The Bicycle Master Plan and Action Plan do show that a proposed bicycle route is designated for both NW Cornell Road and NW 173rd Avenue. There is no timeframe when this improvement may take place.</p>	
Surrounding Uses	<u>Zoning:</u> North: Community Service (CS) South: Urban Medium Density (R-2) East: Washington County West: Office Commercial	<u>Uses:</u> North: Commercial South: Residential East: Office West: Vacant

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